

Villa for sale in Tarquinia

€ 520.000

Ref. 18



2.500 sq.m. | Bathrooms: 4 | Rooms: 7

Villa I Tetti - Marina Velca Golf Between Sea, Greenery, and Comfort

In the heart of the renowned Marina Velca Golf resort, just minutes from the historic center of Tarquinia, stands Villa I Tetti: a unique residence immersed in nature.

This splendid detached villa, surrounded by over 2,500 square meters of private parkland, is the ideal choice for those who want to live or spend their holidays in an exclusive setting, just steps from the sea and with all amenities close by.

The villa is spread over three main levels, offering versatile, welcoming spaces ideal for family life or entertainment.

Ground Floor - Large double living room with fireplace, eat-in kitchen, bathroom, and closet. Large windows overlook the garden, creating a seamless connection between interior and exterior. First Floor - Three bedrooms and two bathrooms ensure privacy and comfort for every guest or family member. Second Floor - A fourth bedroom with access to two panoramic terraces, ideal for relaxing and enjoying the views of the surrounding greenery. Basement - With a private entrance and internal connection, this level offers fully livable and bright spaces. The perimeter walls are raised from the ground by a retaining wall approximately 1.5 meters above the ground, allowing for large windows and French doors, ensuring natural light and ventilation. The entirely residential area features two bedrooms with two bathrooms, spaces that lend themselves to a fitness room and pool service area, as per the custom-built project, as well as an area to accommodate the villa's staff. Completing the property are a large garage and utility rooms, alongside convenient and versatile spaces, ideal for neatly and functionally storing garden furniture and equipment.

Garden and building potential

The private park extends over two distinct lots:

The first includes the villa and large green areas with tall trees. The second, approximately 800 square meters, offers the possibility of building a new detached villa of approximately 120 square meters net with its own entrance: a valuable opportunity to expand the investment or create a second home for guests or family. The property currently has two entrances: an elegant cypress-lined avenue leads to the main driveway, and there is also a separate pedestrian entrance on the opposite side of the garden. A recently completed architectural project includes:

An elegant swimming pool perfectly integrated into the landscape, an improved garden layout, functional solutions to enhance indoor and outdoor living, making the villa even more refined and welcoming. The prestigious Marina Velca Golf is a gated and guarded residential complex, featuring:

9-hole golf course. Resort with restaurant, pool, and bar. In the resort's small square, a pharmacy, bar, and other essential services, including a grocery store open year-round, are within walking distance. Peaceful, safe, and private setting. Why choose Villa I Tetti?

Exclusive and private location. Large indoor and outdoor living spaces. Private park with potential for development. Ideal as a primary residence, holiday home, or high-end investment. Villa I Tetti is an exclusive and complete solution, perfect for living or investing in a high-end residential setting.

Selling price €520,000

*The information and floor plans provided here are for illustrative purposes only and do not constitute contractual obligations.

Features

Code: 18	Reason: Sale
Categoria: Villa	Address: Degli Alvethna
Zip Code: 01016	Municipality: Tarquinia
Total Square Meters: 2.500 sq.m.	Bathrooms: 4
Rooms: 7	State of Preservation: Good
Total Floor: 3	Heating: Heating
Age Construction: 1986	Terrace: Present
Garden: Private	Box: Double











